

**Regular Meeting of March 27, 2018
One Twin Pines Lane, Belmont, CA**

CALL TO ORDER: 7:00 P.M.

ROLL CALL

Councilmembers Present: Lieberman, Hurt, Stone, Mates, Kim
Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

Led by Jennifer Decker, Belmont Rotary Club President

SPECIAL PRESENTATIONS

Belmont Rotary Club Update on Activities

Jennifer Decker, President, Belmont Rotary Club, noted that Rotary is the largest and oldest service organization. She described various world-wide activities and highlighted local initiatives and projects.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Adele della Santina, BHCIA Neighborhood, spoke regarding the desire of the Hallmark neighborhood to install security cameras at the entrance to neighborhood.

Kamilah Najieb-Wachob, Committee for Green Foothills, requested that the City Council endorse Proposition 68, which is a measure on the June 2018 ballot.

Perry Kennan, Belmont resident, expressed support for security cameras at all entrances to Belmont. He also spoke regarding the upcoming Belmont poet laureate recruitment.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Lieberman spoke regarding a recent event at Belmont Library on women in professional baseball.

Councilmember Hurt announced the upcoming Dine Out for Meals on Wheels event, the Hooked on Fishing event at Waterdog Lake and the upcoming Egg Adventure Hunt. She commented regarding a recent Fortifying Bridges event at Carlmont High School at which she was a speaker.

Councilmember Stone noted that seventh and eighth graders at Ralston Middle School presented a concert for the sixth graders to benefit the Ronald McDonald House. He described the recent events honoring the 50th anniversary of Adopt a Unit. He attended the recent Women's Hall of Fame event and the March for Our Lives in Redwood City. He noted that a new Belmont restaurant, The Doghaus, will be opening soon.

Councilmember Mates stated that she also attended some of the Adopt a Unit events, as well as the Women's Hall of Fame, Commission on the Status of Women, and March for Our Lives. She

pointed out that Vice Mayor Hurt was one of the speakers at the Commission on the Status of Women event.

Mayor Kim pointed out that Chief Building Official Nolfi would be retiring in the next few days.

Councilmembers requested the removal of all Consent Calendar items for separate consideration with the exception of Item A, approval of meeting minutes.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Special Meeting February 7, 2018 (Commission Interviews), Special Meeting February 12, 2018 (Priority Setting), Special and Regular Meeting February 27, 2018, Special Meeting February 28, 2018 (Commission Interviews), Special Meeting March 7, 2018 (Commission Interviews)

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved, as amended.

ITEMS REMOVED FROM CONSENT CALENDAR FOR SEPARATE CONSIDERATION

Resolution authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the City of San Carlos for the design of the Alameda de las Pulgas/San Carlos Avenue Corridor Improvements

City Engineer Alvarez noted that the Four Corners study was completed in 2016. She explained that this item authorizes the City of Belmont to enter into an agreement with the City of San Carlos to share in the costs for the design work. She clarified that this action does not approve a project at this time, and that the two affected school districts are being approached to participate in the design project.

Jan Coyle, Belmont resident, requested clarification regarding scope of study. She stated that a study was already done, and she requested information regarding cost of previous study. She expressed concerns regarding the preferred option.

Perry Kennan, Belmont resident, spoke regarding the shared cost of design. He questioned who would pay for the entire project.

Mayor Kim explained the process of studying and working through the issue. He noted that the City has looked at a range of concepts, and there is no commitment to any one option, and the City is not approving any specific solution at this time.

Councilmember Stone noted that the Four Corners committee chose an option, but the situation has subsequently changed due to a lack of funds from the San Carlos School District. He explained that the committee needs to be reconvened to further discuss this matter. He provided a history of the discussions over several years, and described the process of how to acquire funding.

Councilmember Lieberman described several successful projects that the Cities of Belmont and San Carlos have worked on together. He pointed out the importance of working together for the benefit of the communities. He noted that it is important to put a plan together in order to secure funding.

Councilmember Hurt stated that cities working together gets communities farther.

Councilmember Mates Julia pointed out that the Four Corners project is one of the City Council's priorities. There is a need to find ways to solve traffic issues.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Mates, Resolution 2018-019 authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the City of San Carlos for the design of the Alameda de las Pulgas/San Carlos Avenue Corridor Improvements was unanimously approved.

Resolution approving an amendment to the non-binding term sheet with Belmont Firehouse Square, LLC for the future purchase, sale, and development of Firehouse Square; amending the existing Exclusive Negotiating Agreement with Belmont Firehouse Square, LLC; and finding that these approvals are exempt from the California Environmental Quality Act

In response to Councilmember Hurt, City Manager Scoles noted that the good faith payment cycle was tied to the adoption of the General Plan and Belmont Village Specific Plan. He explained there has been no discussion regarding a modification to that cycle.

Councilmember Stone expressed concern about the length that the property has been vacant. He noted he would support the proposed resolution but will not support any further extensions.

Councilmember Mates concurred with Councilmember Stone and expressed concern regarding the amount of work that still needs to be done.

Councilmember Hurt stated three extensions have been approved, and she does not wish to delay the project any further. She pointed out that the developer could have been working on some tasks concurrent with the adoption period for the General Plan and Belmont Village Specific Plan that could have expedited this project.

Councilmember Lieberman pointed out that the City of Belmont and the developer have tried to work together regarding this matter. He expressed support for the developer.

Mayor Kim expressed concern regarding the multiple extensions that have been granted, and stated he does not support additional extensions.

Sam Hosmer, Belmont resident, provided history of the portion of the Firehouse Square property at the corner of O'Neill and El Camino. He commented regarding the blighted condition of the site.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, Resolution 2018-020 approving an amendment to the non-binding term sheet with Belmont Firehouse Square, LLC for the future purchase, sale, and development of Firehouse Square; amending the existing Exclusive Negotiating Agreement with Belmont Firehouse Square, LLC; and finding that these approvals are exempt from the California Environmental Quality Act was approved (3-2, Stone/Kim no).

Resolution approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to execute a contract with the lowest responsible bidder for an amount not to exceed \$762,505 with a ten percent construction contingency, and authorizing the City Manager to execute a Task Order for Construction Management Services with S&C Engineers, Inc., for an amount not to exceed \$212,026, with a ten percent contingency for the 2018 Slurry Seal Resurfacing Project, City Contract Number 2018-564

Councilmember Stone expressed a desire to highlight the roads to be surfaced.

City Engineer Alvarez stated this is the first pavement project being funded by Measure I and SB 1. She noted that seven miles of streets will be slurry sealed, and pointed out that the City is usually only able to do one mile per year. She explained how streets are chosen for slurry and outlined potential future projects in subsequent years using Measure I funds.

Perry Kennan, Belmont resident, suggested providing cost information from the previous road analysis. He commented that the use of Measure I funds was designed to be incremental. He noted that no expenditure amounts have been provided to the public on how much has been spent on roads.

City Engineer Alvarez clarified that staff has provided annual expenditures to the City Council in the past, and has provided this information recently.

Councilmembers commented regarding the number of streets being addressed in this project.

ACTION: On a motion by Councilmember Hurt, seconded by Councilmember Mates, Resolution 2018-021 approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to execute a contract with the lowest responsible bidder for an amount not to exceed \$762,505 with a ten percent construction contingency, and authorizing the City Manager to execute a Task Order for Construction Management Services with S&C Engineers, Inc., for an amount not to exceed \$212,026, with a ten percent contingency for the 2018 Slurry Seal Resurfacing Project, City Contract Number 2018-564 was unanimously approved

PUBLIC HEARINGS

Belmont Zoning Basemap Adoption and General Plan Land Use Map Amendment

Community Development Director de Melo explained that the adoption of the General Plan and Belmont Village Specific Plan requires the adoption of a new land use map. He pointed out that tonight's action also rezones the Fire Station 15 property.

City Attorney Rennie read the title of the ordinance to be adopted.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Mates, Ordinance 2018-1129 comprehensively updating the Zoning Basemap and Amending the Belmont Zoning Ordinance (Ordinance 360) was unanimously approved.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Stone, Resolution 2018-022 amending the General Plan Land Use Map regarding the City's Fire Station 15 property at 2701 Cipriani Boulevard was unanimously approved.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Mates reported on her first Peninsula Clean Energy (PCE) meeting.

Councilmember Stone described a recent MTC/ABAG meeting he attended in Washington, D.C. regarding transportation funding for projects in California.

Councilmember Hurt reported on a recent Rethink Waste meeting.

Councilmember Lieberman described a recent consolidated fire department meeting he attended and noted that the newly-formed Economic Development Committee met for the first time.

Mayor Kim reported on a recent SFO Roundtable meeting as well as the Placemaking subcommittee meeting.

Verbal report from City Manager

City Manager Scoles pointed out that Belmont's minimum wage increase becomes effective July 1, and an outreach program has begun. He noted that the South Road signal project is under way.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Councilmember Stone stated that at a future council meeting he may be asking the City Council to explore a potential red tag ordinance that addresses uninhabitable units, as well as relocation assistance and minimum one-year lease terms.

Mayor Kim expressed his desire for continued conversation regarding public safety and gun control, and noted that a future study session may be scheduled for the second meeting in April.

ADJOURNMENT at this time, being 9:05 P.M.

Terri Cook
City Clerk